

JOHN J. TECKLENBURG  
MAYOR

*City of Charleston*  
*South Carolina*  
*Clerk of Council Department*

VANESSA TURNER MAYBANK  
CLERK OF COUNCIL

**NOTICE OF MEETING**

A meeting of the Committee on Real Estate will be held beginning at 3:00 p.m., December 11, 2017, at City Hall, 80 Broad Street, First Floor Conference Room. The agenda will be as follows:

**AGENDA**

Invocation – Chairman White

Approval of Minutes: November 28, 2017

- a. Update on the Lowline:
  - i. Update on cell tower lease and billboards;
  - ii. Update on title commitment (if necessary);
  - iii. Update on acquisition of tract for housing.

After the update, the Committee may consider and take the following actions:

- i. Request approval for the Mayor to execute a First Amendment to the Memorandum of Agreement between the City and the Lowcountry Lowline pertaining to the purchase from the Lowcountry Lowline of approximately 10.98 acres of property in the City owned by Norfolk Southern Railway Company for the sum of \$2.55 million, and setting forth a plan for the improvement of the property into a public linear park, approving amended contract between Norfolk Southern and the Lowline, and emphasizing that the City may use the Lowline Property for utilities and transit facilities. ***(To be sent under separate cover by the Legal Department.)***
- b. Request approval to execute the Exclusive Stormwater Drainage Easement whereby the City will purchase a ten foot wide drainage easement required for the Ashley Hall Manor drainage improvement project. The property is owned by Edna J. Dixon. (TMS: 352-14-00-191; 1554 Salisbury Street)
- c. Consider the following annexation:
  - (i) 1419 Adele Street (TMS# 351-07-00-046) 0.10 acre, West Ashley (District 7). The property is owned by John Kerr.

- (ii) Property on Folly Road and Grimball Road Extension (approximately 10.0 acres) (TMS# 427-00-00-020, 039, 106, 110, 111) 10 acres, James Island (District 6). The property is owned by the Estate of Willie Moultrie et al.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.

b.)

**REAL ESTATE COMMITTEE**  
**GENERAL FORM**

TO: Real Estate Committee DATE: December 11, 2017

FROM: Colleen Carducci DEPT: BFRC

ADDRESS: 1554 Salisbury Street


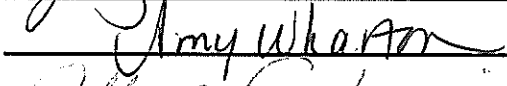
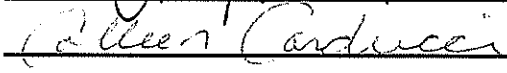
TMS: 352-14-00-191

PROPERTY OWNER: Edna J. Dixon

ACTION REQUEST: Request approval to execute the Exclusive Stormwater Drainage Easement whereby the City will purchase a ten foot wide drainage easement required for the Ashley Hall Manor drainage improvement project.

**ORDINANCE:** Is an ordinance required? Yes ☐ No ☒

**COORDINATION:** The request has been coordinated with:  
*All supporting documentation must be included*

	<u>Signature</u>	<u>Attachments</u>
Department Head	_____	<input type="checkbox"/>
Legal Department		<input type="checkbox"/>
Chief Financial Officer		<input type="checkbox"/>
Director Real Estate Management		<input checked="" type="checkbox"/>
	_____	<input type="checkbox"/>

**FUNDING:** Was funding needed? Yes ☒ No ☐

If yes, was funding previously approved?\* Yes ☐ No ☒

\*If approved, provide the following: Dept/Div. 050345 Acct: 52240

Balance in Account \_\_\_\_\_ Amount needed for this item \$4,000.00

**NEED:** Identify any critical time constraint(s).

**\*Commercial Property and Community & Housing Development have an additional form.**

## COMMERCIAL REAL ESTATE FORM

TO: Real Estate Committee DATE: December 11, 2017

FROM: Colleen Carducci DEPT: BFRC

ADDRESS: 1554 Salisbury Street

TMS: 352-14-00-191

PROPERTY OWNER: Edna J. Dixon

ACTION REQUEST: Request approval to execute the Exclusive Stormwater Drainage Easement whereby the City will purchase a ten foot wide drainage easement required for the Ashley Hall Manor drainage improvement project.

**ORDINANCE:** Is an ordinance required? Yes ☐ No ☒

**ACTION: What action is being taken on the Property mentioned?**

<input type="checkbox"/>	<b>ACQUISITION</b>	Seller (Property Owner)	_____	Purchaser	_____
<input type="checkbox"/>	<b>DONATION/TRANSFER</b>	Donated By: _____			
<input type="checkbox"/>	<b>FORECLOSURE</b>	Terms: _____			
<input type="checkbox"/>	<b>PURCHASE</b>	Terms: _____			
<input type="checkbox"/>	<b>CONDEMNATION</b>	Terms: _____			
<input type="checkbox"/>	<b>OTHER</b>	Terms: _____			

<input checked="" type="checkbox"/>	<b>EASEMENT</b>	Grantor (Property Owner)	<u>Edna J. Dixon</u>	Grantee	<u>City of Charleston</u>
<input checked="" type="checkbox"/>	<b>PERMANENT</b>	_____			
	Terms:	<u>The City will pay \$4,000.00 for a ten foot wide permanent storm drainage easement.</u>			
<input type="checkbox"/>	<b>TEMPORARY</b>	_____			
	Terms:	_____			

## COMMERCIAL REAL ESTATE FORM

☐

### LEASE

Lessor: \_\_\_\_\_ Lessee: \_\_\_\_\_

☐

INITIAL

Terms: \_\_\_\_\_

☐

RENEWAL

Terms: \_\_\_\_\_

☐

AMENDMENT

Terms: \_\_\_\_\_

☐

### Improvement of Property

Owner: \_\_\_\_\_

Terms: \_\_\_\_\_

**BACKGROUND CHECK:** If Property Action Request is for the sale or lease of city property, has a background check been completed?

Yes ☐ No ☐ N/A ☒

Results: \_\_\_\_\_

Signature: Colleen Carducci  
Director Real Estate Management

**ADDITIONAL:** Please identify any pertinent detail (Clauses, Agreement Terms, Repeals, etc.) regarding City Property.

**NEED:** Identify any critical time constraint(s).

STATE OF SOUTH CAROLINA )  
 )  
 )  
COUNTY OF CHARLESTON )

**EXCLUSIVE STORM  
WATER DRAINAGE  
EASEMENT  
CITY OF CHARLESTON**

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the “City”), and Edna J. Dixon, (herein the “Owner”).

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining a storm water drainage system and appurtenances (“Storm Water System”) across a portion of property identified by Charleston County tax map number 352-14-00-191 (herein the “Property”) and to accomplish this objective, the City must obtain an easement from the Owner permitting the installation and maintenance of a Storm Water System through a portion of the Owner’s Property as hereinafter described; and,

WHEREAS, the City has agreed to compensate the Owner four thousand dollars and no cents (\$4,000.00) for the granting of the easement which the parties agree is fair and just compensation for the easement;

WHEREAS, the undersigned Owner of the Property is desirous of cooperating with the City and is minded to grant unto it an exclusive storm water drainage easement in and to the Property;

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the Property, the Owner has granted, bargained, sold, released and conveyed by these present and does hereby grant, bargain, sell, release and convey unto the City a **NEW EXCLUSIVE TEN (10) – FOOT WIDE PERMANENT STORM DRAINAGE EASEMENT**, more fully shown on a plat entitled;

“Ashley Hall Manor, City of Charleston, Charleston County, S.C. Partial Survey of 1554 Salisbury Street (TMS 352-14-00-191) owned by Edna J. Dixon Showing a new 10’ Drainage Easement Being Granted to the City of Charleston”

prepared by Lewis E. Seabrook, dated October 19, 2017, with no revisions, and executed by Lewis E. Seabrook on 10/2/2017, and recorded in Plat Book \_\_\_\_\_ at page \_\_\_\_\_ in the R.M.C. Office for Charleston County, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM DRAINAGE EASEMENT having such size, shape, location, and butting, and bounding as shown on said Plat, reference to which is hereby made for a more complete description.



The City shall at all times have the right of ingress and egress to the land affected by the said Permanent Storm water Drainage Easement for purposes of periodic inspection, maintenance, repair and replacement of the Storm water System. This Permanent Storm water Drainage


Easement shall be commercial in nature and shall run with the land.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against us and our heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

The consideration for this easement shall be four thousand dollars and no cents (\$4,000.00) and paid to the Owner upon full execution of this easement document by all parties hereto.

IN WITNESS WHEREOF, the parties have set their Hands and Seals the day and year above written.

      OWNER   
Witness #1      Name: \_\_\_\_\_

      Date: \_\_\_\_\_  
Witness #2

CITY OF CHARLESTON

\_\_\_\_\_  
Witness #1      By: John J. Tecklenburg  
\_\_\_\_\_  
Witness #2      Its: Mayor  
\_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF SOUTH CAROLINA                     )  
  )  
COUNTY OF CHARLESTON                     )

**PROBATE**

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named Edna Dixon sign the within Exclusive Permanent Storm water Drainage Easement, and seal said Exclusive Permanent Storm water Drainage Easement, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

Karlinda Dixon  
Signature of Witness

SWORN to before me this  
28<sup>th</sup> day of November, 20 17.

Notary Public for South Carolina  
My Commission Expires: June 11, 2019

STATE OF SOUTH CAROLINA                     )  
  )  
COUNTY OF CHARLESTON                   )

**PROBATE**

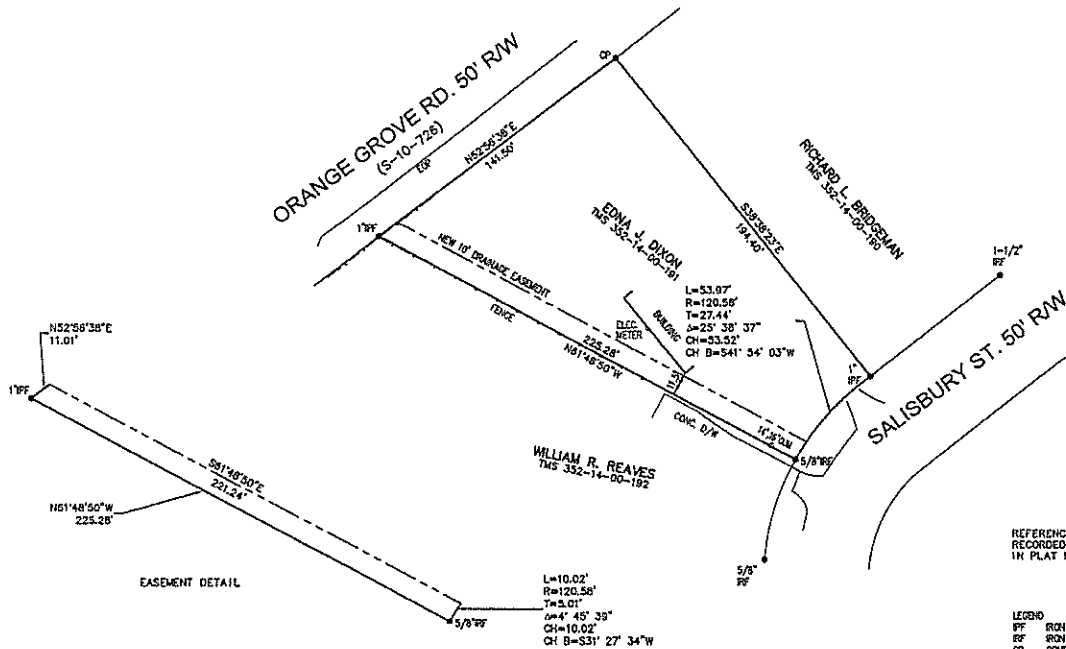
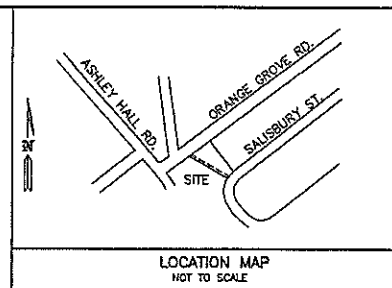
PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named John J. Tecklenburg sign, on behalf of, the City of Charleston, the within Exclusive Permanent Storm water Drainage Easement, and seal said Exclusive Permanent Storm water Drainage Easement, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

Signature of Witness

SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public for South Carolina  
My Commission Expires:





REFERENCE PLAT BY A. L. GLEN DATED JAN. 1957  
RECORDED IN CHARLESTON COUNTY RMC OFFICE  
IN PLAT BOOK L PAGE 33

NOTE:  
1. BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAPS NUMBERS 45019C 0484 AND 492 J DATED NOVEMBER 17, 2004, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X (AREA OUTSIDE 500 YEAR FLOODPLAIN).

# EXHIBIT A ASHLEY HALL MANOR CITY OF CHARLESTON

CHARLESTON COUNTY, S. C.  
PARTIAL SURVEY OF 1554 SALISBURY STREET  
(TMS 352-14-00-191) OWNED BY EDNA J. DIXON  
SHOWING A NEW 10' DRAINAGE EASEMENT BEING  
GRANTED TO THE CITY OF CHARLESTON



SCALE: 1" = 40'

OCTOBER 19, 2017

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.



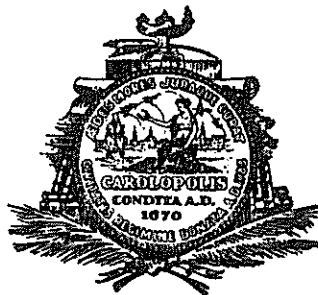
**E.M. SEABROOK**

Engineers | Surveyors  
1037 Chuck Dawley Blvd.  
Building F - Suite 200  
Post Office Box 96  
Mount Pleasant, SC 29465  
Phone (843) 884-4495  
www.emseabrook.com

*Lewis E. Seabrook*  
LEWIS E. SEABROOK  
CIVIL ENGINEER & LAND SURVEYOR  
S. C. REG. NO. 09860  
P. O. BOX 96  
MOUNT PLEASANT, S. C. 29465  
(843) 884-4498



C(i).



Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1419 ADELE STREET (0.10 ACRE) (TMS# 351-07-00-046), WEST ASHLEY, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 7. THE PROPERTY IS OWNED BY JOHN KERR.

BE IT ORDAINED BY THE MAYOR AND THE MEMBERS OF CITY COUNCIL, IN CITY COUNCIL ASSEMBLED:

Section 1. As an incident to the adoption of this Ordinance, City Council of Charleston finds the following facts to exist:

A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.

B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.

C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 7 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 1419 Adele Street, (0.10 acre) is identified by the Charleston County Assessors Office as TMS# 351-07-00-046, (see attached map) shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2017, in the \_\_\_\_\_ Year of the Independence of the United States of America.

By:

\_\_\_\_\_  
John J. Tecklenburg  
Mayor

Attest:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

# Annexation Profile

**Parcel Address:** 1419 Adele Street

**Presented to Council:** 12/11/2017

**Status:** Received Signed Petition

**Owner Names:** John Kerr

**Year Built:** 1969

**Parcel ID:** 3510700046

**Number of Units:** 1

**Number of Persons:** 1

**Race:** Caucasian

**Acreage:** 0.10

**Mailing Address:** 1419 Adele St

**Current Land Use:** Residential

**Address:** Charleston, SC 29407

**Current Zoning:** R-4

**Requested Zoning:** SR-2

**City Area:** West Ashley

**Recommended Zoning:** SR-2

**Subdivision:**

**Appraised Value:** \$65,000.00

**Council District:** 7

**Assessed Value:** \$2,600.00

**Within UGB:** Yes

**Stormwater Fees:** 72.00

<b>Police</b>	Located in existing service area - Team 4
<b>Fire</b>	Located in existing service area - Station 16
<b>Public Service</b>	
<b>Sanitation</b>	Located in existing service area. One additional stop.
<b>Storm Water</b>	Contiguous to existing service area.
<b>Streets and Sidewalks</b>	No additional City-maintained right-of-way
<b>Traffic and Transportation</b>	
<b>Signalization</b>	None
<b>Signage</b>	None
<b>Pavement Markings</b>	None
<b>Charleston Water Systems</b>	CWS service area.
<b>Planning</b>	
<b>Urban Growth Line</b>	Property is a developed site within the line.
<b>City Plan (Century Five)</b>	Development and zoning are consistent with the City Plan.
<b>Parks</b>	Already being served.

**Notes/Comments:**

**City Plan  
Recommendation:**

The existing development and proposed zoning is consistent with the City Plan.  
Recommend annexation.

STATE OF SOUTH CAROLINA )  
 ) PETITION FOR ANNEXATION  
COUNTY OF CHARLESTON )

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

WHEREAS, SECTION 5-3-150 (3) Code of laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation, and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation, and

WHEREAS, the area requesting annexation is described as follows, to wit:

SAID PROPERTY, located in West Ashley (approximately 0.10 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 351-07-00-046  
(Address: 1419 Adelle Street, Charleston SC 29407 ).

NOW, THEREFORE, the undersigned petition the City Council of Charleston to annex the above described area into the municipal limits of the City of Charleston.

Dated this 19 day of  
November, 2017 BE

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

[Signature]  
(Signature)

11/19/17  
(Date)

John Kerr  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)

# City of Charleston Annexation Map

Parcel Address:

1419 Adele St

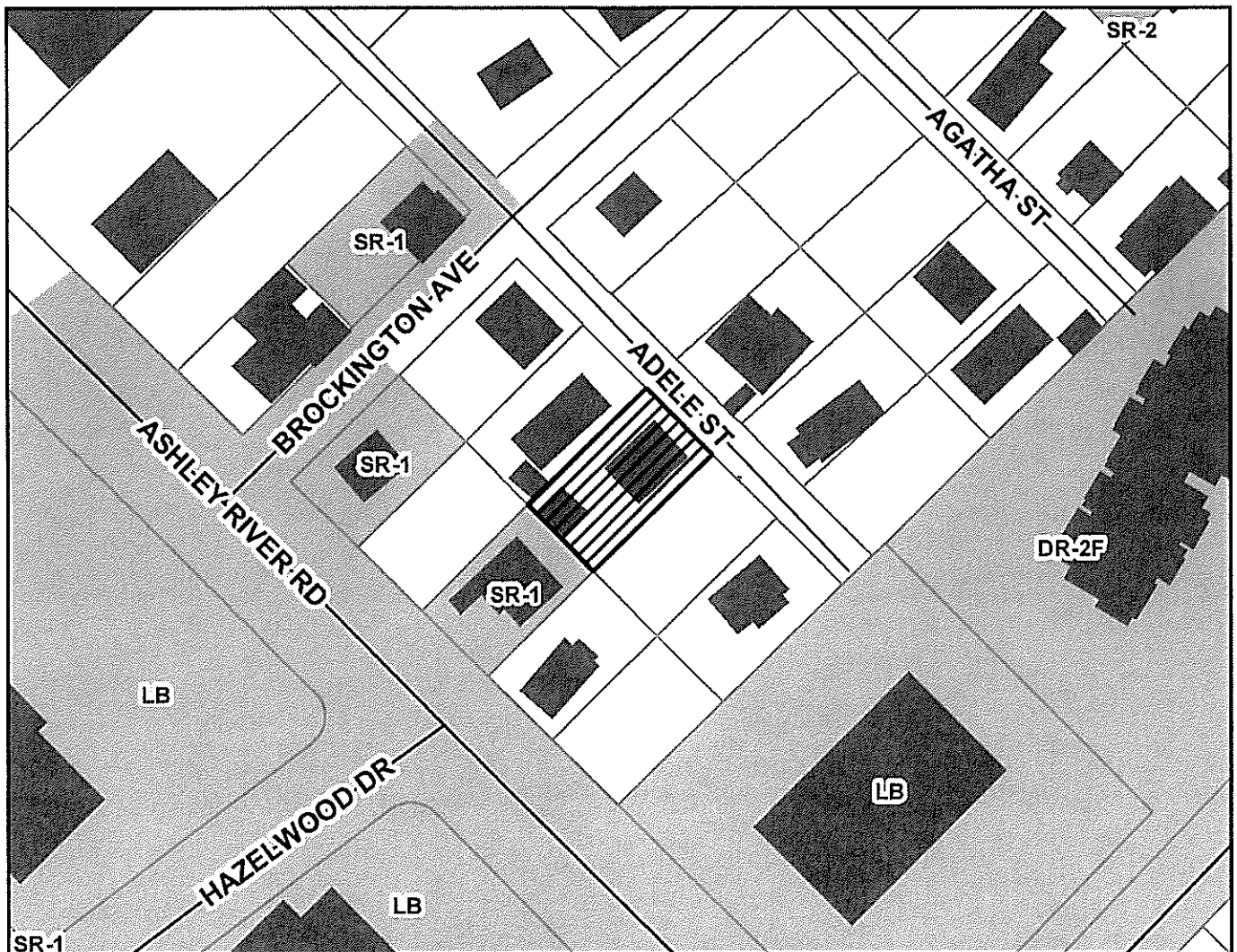
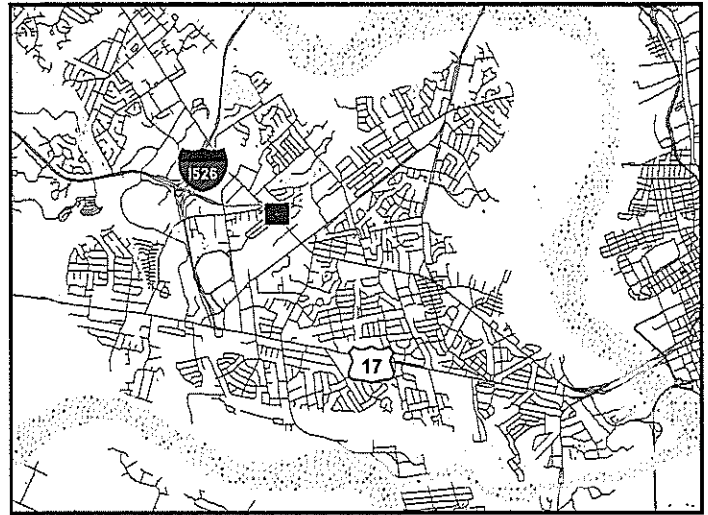
TMS #:

3510700046

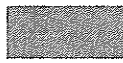
Acreage: 0.10

City Council District: 7

West Ashley



Subject Property



Corporate Limits  
City of Charleston



Water



ccii).



Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS PROPERTY ON FOLLY ROAD AND GRIMBALL ROAD EXTENSION (APPROXIMATELY 10.0 ACRES) (TMS# 427-00-00-020, 039, 106, 110, 111), JAMES ISLAND, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 6. THE PROPERTY IS OWNED BY THE ESTATE OF WILLIE MOULTRIE ET AL.

BE IT ORDAINED BY THE MAYOR AND THE MEMBERS OF CITY COUNCIL, IN CITY COUNCIL ASSEMBLED:

Section 1. As an incident to the adoption of this Ordinance, City Council of Charleston finds the following facts to exist:

A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.

B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.

C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 6 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, Folly Road and Grimball Road Extension, (approximately 10.0 acres) is identified by the Charleston County Assessors Office as TMS# 427-00-00-020, 039, 106, 110, 111 (see attached map) and includes all marshes, public waterways and public rights-of-way, shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2017, in the \_\_\_\_\_ Year of the Independence of the  
United States of America.

By:

\_\_\_\_\_  
John J. Tecklenburg  
Mayor

Attest:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

## Annexation Profile

<p><b>Parcel Address:</b> Folly Road and Grimball Road Extension</p> <p><b>Owner Names:</b> Estate of Willie Moultrie et al., Willie B. Moultrie, Trustee</p> <p><b>Parcel ID:</b> 4270000020 and 4270000039, 106, 110, 111</p> <p><b>Mailing Address:</b> 407 East Fort St Detroit, MI 48226</p> <p><b>City Area:</b> James Island</p> <p><b>Subdivision:</b></p> <p><b>Council District:</b> 6</p> <p><b>Within UGB:</b> No</p>	<p><b>Presented to Council:</b> 11/13/2017</p> <p><b>Status:</b> Received Signed Petition</p> <p><b>Year Built:</b> Varies</p> <p><b>Number of Units:</b> 4</p> <p><b>Number of Persons:</b> 1</p> <p><b>Race:</b> African-American</p> <p><b>Acreage:</b> 10.0</p> <p><b>Current Land Use:</b> Mixed</p> <p><b>Current Zoning:</b> OD-FRC/CN</p> <p><b>Requested Zoning:</b> LB</p> <p><b>Recommended Zoning:</b> LB</p> <p><b>Appraised Value:</b> \$876,857.00</p> <p><b>Assessed Value:</b> \$52,610.00</p> <p><b>Stormwater Fees:</b> To Be Calculated</p>
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<b>Police</b>	Located in existing service area - Team 3
<b>Fire</b>	Located in existing service area - Station 7
<b>Public Service</b>	
<b>Sanitation</b>	Located in existing service area. Additional stops.
<b>Storm Water</b>	Contiguous to existing service area.
<b>Streets and Sidewalks</b>	No additional City-maintained right-of-way
<b>Traffic and Transportation</b>	
<b>Signalization</b>	None
<b>Signage</b>	None
<b>Pavement Markings</b>	None
<b>Charleston Water Systems</b>	CWS provides water. James Island PSD provides sewer.
<b>Planning</b>	
<b>Urban Growth Line</b>	Property is a partially developed site outside the line.
<b>City Plan (Century Five)</b>	Development and zoning are consistent with the City Plan.
<b>Parks</b>	Already being served.

Notes/Comments:

<p><b>City Plan Recommendation:</b></p>	<p>The existing development and proposed zoning is consistent with the City Plan. Recommend annexation.</p>
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STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON ) PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

WHEREAS, SECTION 5-3-150 (3) Code of laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation, and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation, and

WHEREAS, the area requesting annexation is described as follows, to wit:

SAID PROPERTY, located on James Island (approximately 10 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 427-00-00-111, 020, 110, 106, 039  
(Address: Grimball Rd extension).

NOW, THEREFORE, the undersigned petition the City Council of Charleston to annex the above described area into the municipal limits of the City of Charleston.

Dated this 25 day of October, 2017

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

(Signature)

(Date)

(Print Name)

(Signature)

(Date)

(Print Name)



## POWER OF ATTORNEY FOR REAL ESTATE TRANSACTION

I, Willie B. Moultrie of 1588 Grimbale Rd Ext, Charleston SC, 29412 appoint Attorney Ryan Hill of 407 East Fort, Suite 103 Detroit, MI, 48226, as my attorney in fact to enter into contracts, negotiate, investigate for me for the sale and conveyance of my interest in the real estate described as:

TMS #427-00-00-111  
TMS #427-00-00106  
TMS #427-00-110  
TMS #427-00-00-020

TMS# 427-00-039 (W.M.)

to complete that to execute all the necessary instruments to carry out the conveyance and to do any other acts necessary to carry out the sale and conveyance as fully as I could do if personally present. Ryan Hill shall have FULL authority to act on my behalf and any one that is requested information from him regarding my real-estate holdings shall disclose immediately. This Power of Attorney shall continue to be in effect until my real-estate holdings, including the TMS parcels above are sold and until one day after the final closing date or at any time prior at my request. Ryan Hill's authority includes, but IS not limited to, any contracts, agreement negotiations, TERMINATIONS with Attorneys, real-estate agents/brokers in South Carolina, whether entered into at present or not. Said Power of Attorney is without ANY limitation as it relates to the real-estate holdings above. Any closing documents will be executed by both me and Ryan Hill.

Dated:

07/01/2014

/s/ Willie B. Moultrie

Willie B. Moultrie

Witness

Name:

Anthony Woodford

# City of Charleston Annexation Map

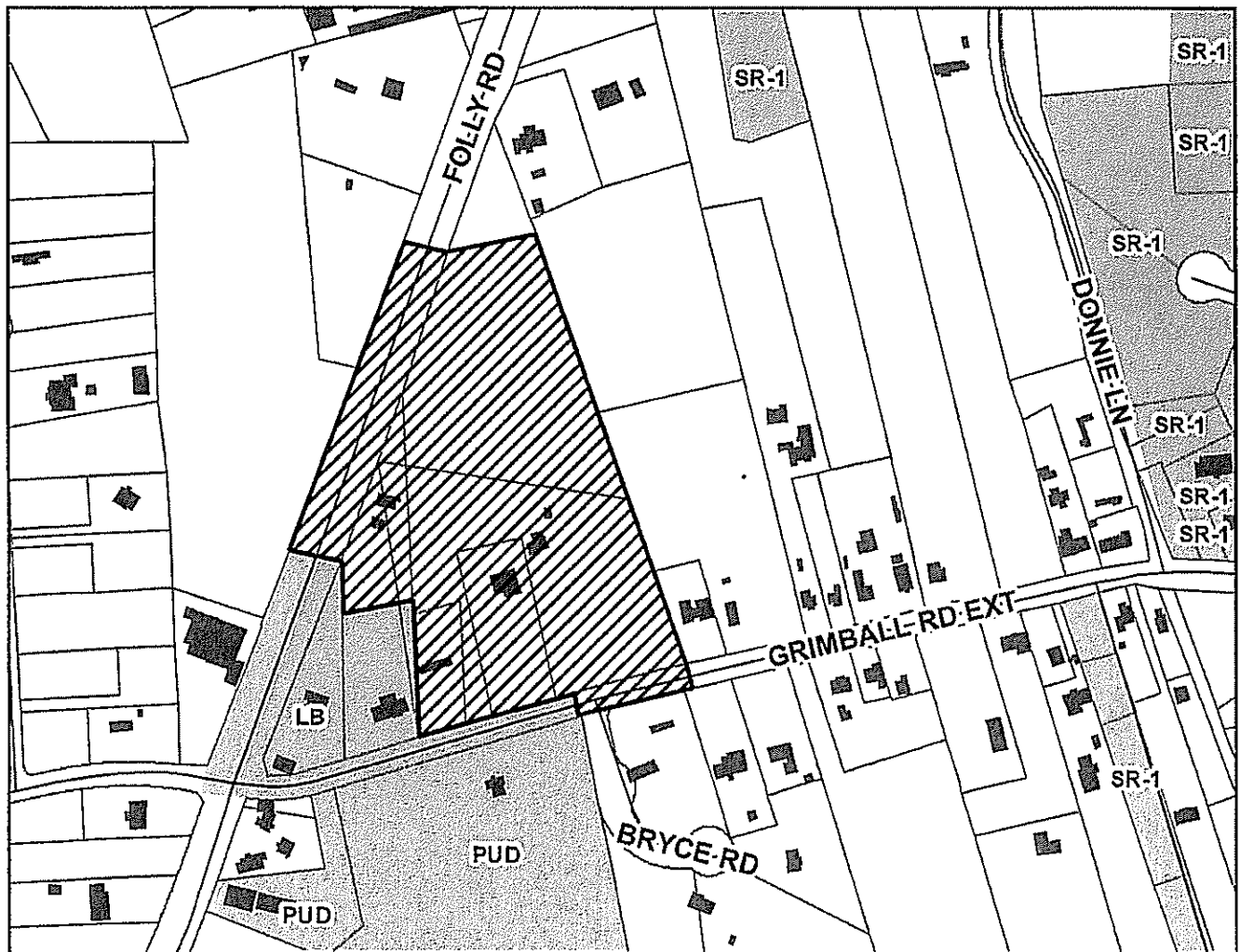
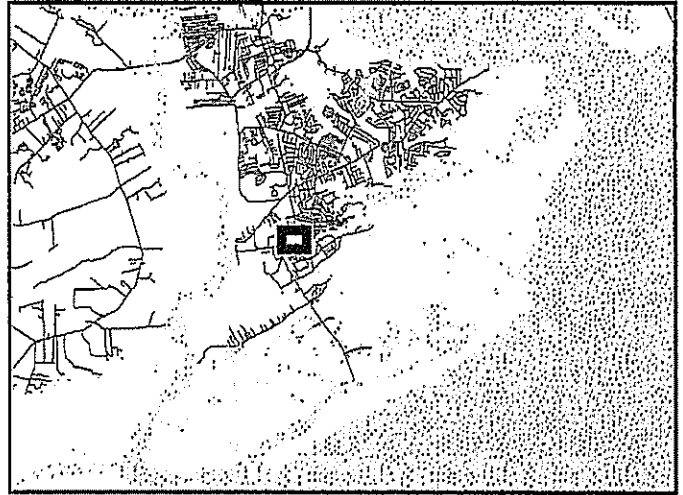
Parcel Address:  
Folly Road & Grimball Road Ext

TMS #:  
4270000020, 039, 106, 110 & 111

Acreage: approx. 10.0

City Council District: 6

James Island



Subject Property



Corporate Limits  
City of Charleston



Water

